

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

71/771-789 BARWON HEADS ROAD ARMSTRONG CREEK VIC 3217

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$250,000

&

\$270,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Other

Suburb

Armstrong Creek

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3 PETUNIA CRESCENT ARMSTRONG CREEK VIC 3217	\$260,000	15-Apr-25
4 LYONS DRIVE ARMSTRONG CREEK VIC 3217	\$265,000	17-Jun-25
8 LYONS DRIVE ARMSTRONG CREEK VIC 3217	\$284,300	21-Mar-25

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 12 August 2025

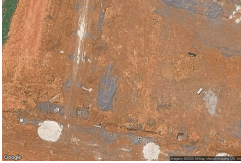


**3 PETUNIA CRESCENT  
ARMSTRONG CREEK VIC 3217**

3 2 -

Sold Price **\$260,000** Sold Date **15-Apr-25**

Distance **2.71km**

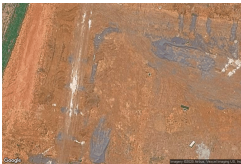


**4 LYONS DRIVE ARMSTRONG  
CREEK VIC 3217**

- - -

Sold Price **\$265,000** Sold Date **17-Jun-25**

Distance **2.72km**



**8 LYONS DRIVE ARMSTRONG  
CREEK VIC 3217**

3 2 -

Sold Price **\$284,300** Sold Date **21-Mar-25**

Distance **2.72km**

RS = Recent sale

UN = Undisclosed Sale

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